



MAYOR AND COUNCIL AGENDA

NO. 8

DEPT.: Community Planning and Development Services
STAFF CONTACT: Cas Chasten, Planner III

DATE PREPARED: 3/16/05
FOR MEETING OF: 3/21/05

SUBJECT: Discussion and Instructions to Staff for the request to allow development of the property located at 196 East Montgomery Avenue for residential and retail land use in lieu of the office and retail land uses approved under Preliminary Development Plan PDP1994-0001E.

Applicant: Rockville Renaissance West, LLC

RECOMMENDATION: : Instruct staff to prepare a resolution with the conditions contained in Attachment 1 (Circle Page 1).

DISCUSSION: At the March 7th, 2005 Mayor and Council meeting, the applicant presented an amended development proposal which reflected the applicant's efforts to address a number of issues and concerns that were raised by the Mayor and Council at its December 13, 2004 meeting. Staff provided a brief overview of the planned site development, as well as highlighting a number of the concerns and issues previously raised by the Mayor and Council with regard to the planned site development. At the conclusion of staff's presentation, the applicant provided additional information which included the following:

- a). Applicant's plan for providing the required amount of vehicular parking within the site area, during construction of the project.
- b). Applicant's commitment and efforts to work with existing businesses within the site area, to determine which efforts would be most effective to inform patrons of the availability of site area parking,
- c). Importance of developing a signage program to direct patrons and visitors to available parking within the site area.
- d). Applicant's use of a parking coordinator to work closely with Rockville Economic Development Incorporated (REDI), throughout the construction of the project, in order to educate the general public about the project and overall availability of vehicular parking within the site area.
- e). Status of applicant's discussion with site area businesses to provide and share existing site area parking facilities with the applicant during construction of the project.
- f). Use of a scaled model to illustrate the redesigned development to be constructed on Parcel 2J and potential scale of the development proposed for neighboring Parcel 2K.

After considering all of the information provided, it was the general consensus of the Mayor and Council that the list of recommended conditions of approval referenced in Attachment 1 were acceptable, (which includes changes as agreed to by the Mayor and Council). However it was the collective assessment of the Mayor and Council that the applicant's amended proposal still had not fully addressed their concerns with regard to the massing and height of the proposed development.

The applicant was asked to consider reducing the height of the corners of the proposed buildings, and set back the upper levels of the buildings 15 feet, in lieu of the 5 feet proposed, from the face of the buildings. In order to recapture the amount of living units which might be lost by setting back the upper levels of the buildings to 15 feet, the Mayor and Council indicated that they might entertain an increase in the overall height of the buildings by a single story. After hearing the concerns raised by the Mayor and Council, the applicant agreed to go back and examine how the suggested building design changes could be accommodated in order to move the project forward.

Thus, the purpose of the March 21, 2005 meeting is to continue discussion and instruction by receiving a presentation by the applicant addressing concerns about the massing and heights of the proposed development. The applicant will bring a model of the proposed site development to help facilitate the discussion.

Staff notes that the Mayor and Council's February 28, 2005 agenda for this project is attached for informational purposes.

PREPARED BY:

Castor D. Chasten
Castor D. Chasten, Planner III

APPROVED BY:

Scott Parker
Scott Parker, AICP, Acting Chief of Planning

3/15/05
DATE

APPROVED BY:

Arthur D. Chambers
Arthur D. Chambers, AICP, Director

3/15/05
DATE

APPROVED BY:

Scott Ullery
Scott Ullery, City Manager

3/16/05
DATE

LIST OF ATTACHMENTS:

1. Amended Conditions of Approval (Circle Page 1)
2. Mayor and Council (2/28/05) Agenda (Circle Page 7)

March 15, 2005

Preliminary Development Plan PDP1994-0001E
196 East Montgomery Avenue
Rockville, Maryland 20850

Rockville Renaissance West LLC
c/o Akridge Development Co.
601 13th Street, Northwest
Washington, D.C. 20005

ATTACHMENT 1

Rockville Renaissance West and Tower 2 Associates, Inc.
c/o Blackacre Capital Partnership
299 Park Avenue, 23rd Floor
New York, New York, 10171

REQUEST:

The application as submitted, is an amendment to previously approved Preliminary Development Plan for the Rockville Center Project (PDP94-0001), as amended. The subject amendment, is a proposal to redevelop Parcel 2-J or Block 3, as referenced in the originally approved PDP94-0001, from its previously approved land use of "office and retail" to a mixed use development of primarily residential, with street level commercial, residential amenity facilities, and structured parking facilities. The subject request is submitted in accordance with requirements of Section 25-682 of the City's Zoning Ordinance.

In response to the Mayor and Council's request to include an amendment to Parcel 2-K or Block 2, as referenced in the originally approved PDP94-0001, as to maximum heights and density, the staff, after discussions between staff and the applicant, is submitting the following recommendation for an amendment to Parcel 2-K or Block 2 of PDP94-001 from its previously approved land use of "office and retail" to an alternative approved land use of either "residential and retail" or "office and retail" with a reduction in both height and density on Parcel 2-K as detailed below.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions:

1. Parcel 2-J (Lot 3 Maryland Avenue side)

Allowable Building Height

- a). Renaissance Street - building height of 144 feet.
- b). Middle Lane -building height of 106 feet.
- c). East Montgomery Avenue- building height of 106 feet.
- d). Maryland Avenue - building height of 106 feet.

(These heights are measured from East Montgomery Avenue, not the 448' elevation,

and include an additional 4 feet over the applicant's last submission to allow for higher ceiling heights in the penthouse units as directed by the Mayor and Council at D&I)

Parcel 2-J (Lot 3) Allowable Uses - Residential
Allowable Number of Living Units - 250 Units
Street Level Retail/Restaurant/Commercial 23,000 s.f.

2. The PDP will also be amended as to Parcel 2-K (Lot 2 Monroe Street side) as follows:
Note: Lot size for Parcel 2-K (Lot 2) is 57,631 s.f. compared to 78,933 s.f. for Parcel 2-J (Lot 3).

Allowable Building Height

- a). Renaissance Street - building height of 106 feet.
- b). Middle Lane -building height of 106 feet.
- c). East Montgomery Avenue- building height of 106 feet.
- d). Monroe Street - building height of 175 feet.

Parcel 2-K (Lot 2) Allowable Uses (in the alternative, either primary use is allowable):

Allowable Number of Living Units - 250 Units
Street Level Retail/restaurant/Commercial 15,000 s.f.
OR
Allowable square feet of Office – 200,000
Street level Retail/Restaurant/Commercial 15,000 s.f.

3. The PDP shall contain a note that a Hotel is an allowable use in combination with the other allowable uses on any of the PDP lots and the Planning Commission may exceed the height limit set forth in the PDP to accommodate the co-location of a hotel with other allowable uses on such lot. The PDP retains additional traffic capacity over and above the other allowable uses of: 100 a.m. peak hour trips and 100 pm peak hour trips for a Hotel within the PDP.

The PDP shall contain a note that living units can be shifted between Parcel 2-J and Parcel 2-K so long as the total number of allowable units under the PDP for Parcel 2-J and Parcel 2-K is not exceeded and such shifted units can be constructed within the maximum heights.

4. Penthouses (top-level residential units) must be setback five (5) feet from the building facade of the level below.
5. The minimum amount of retail space created must be no less than set forth above and efforts should be made to increase the amount of street level retail/restaurant/commercial floor space on all sides of each building where possible.

6. At the use permit stage, building elevation drawings will be sent to the Mayor and Council for information.

7. The ground level corner floor space on Parcel 2-J and Parcel 2-K shall include retail space.

8. At use permit stage on either lot, Applicant shall provide a parking plan that clearly denotes: a) the total number of PDP spaces being displaced by the planned site development; b) total number of permanent replacement PDP spaces being provided; and c) the location and operation of those spaces which will be provided during the construction of the planned site development. Applicant will work with other business owners within the PDP to minimize impacts of the relocation and change in operation of PDP parking during project construction.

During development on either lot, Applicant to provide or fund a Parking Coordinator (annualized contribution of \$25,000 provided monthly for the applicable period) to coordinate parking relocation, signage, education, marketing, and PDP tenant and PDP patron relations during construction, commencing one month before the start of construction and ending one month after the newly constructed replacement PDP parking is open to the public. The City and Applicant shall work together to get the replacement PDP structured parking facility open to the public as early as possible, even while construction is continuing on the building structure above the parking facility.

9. Proposed sidewalks will be constructed in accordance with plans submitted to the Mayor and Council on December 6, 2004. Parcel 2-K (Lot 2) will provide sidewalk widths of 20 feet on East Montgomery, 20 feet on Monroe Street, 15 feet along Renaissance Street with an 8 foot parallel parking lane that can be barricaded when desired to expand the pedestrian passage/amenity space at different times similar to Town Square, and 15 feet on Middle Lane.

11. At the projects use permit stage, the Department of Public Works (DPW) requires the following information be provided and/or action taken.

a. Provide cross section/s for all sidewalks that will be located along all site street frontages.

b. Applicant shall provide for a minimum of 8 feet of clear pedestrian zone and seven feet of tree/amenity zone along all site frontages. Trees are not required on E. Montgomery Avenue and Renaissance Street due to underground structures.

c. Public Utility Easements must be provided on East Middle Lane, ten feet in width and within the existing recorded Easements above the underground parking structures on Maryland Avenue and Monroe Street.

d. Renaissance Street must be designed to accommodate through vehicular traffic, in the event East Montgomery Avenue is closed for special events. Removable bollards could be

used to restrict and control vehicle movements between the proposed garage access point.

e. Applicant and/or its assigns will enter into a Town Center Maintenance District, when established by the City of Rockville.

f. Prior to the issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$135,000 towards transportation improvements in the Town Center Planning Area.

g. Prior to issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$94,249 toward pedestrian and bike improvements being constructed at the intersection of Md. Route 28/Great Falls Road.

h. Prior to the issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$80,000 towards traffic calming in the surrounding neighborhoods.

i. Denote at Use Permit how the east parking lot (i.e., Parcel 2-K Lot 2) will be accessed during construction of the subject site and after development is completed.

j. Prior to the issuance of building permits on Parcel 2-K Lot 2 Applicant shall contribute \$110,685 towards transportation improvements in the Town Center Planning Area if primary use is residential. (This change in use results in a 70% reduction in trips for amending from 480,375 s.f. of office to 250 living units).

OR

Prior to the issuance of building permits on Parcel 2-K Lot 2 for a primarily office development, Applicant shall contribute \$270,040 towards transportation improvements in the Town Center Planning Area (reflects the reduction in trips for the 59% reduction in density from 480,375 s.f. of office to 200,000 s.f. of office).

k. Stormwater management (SWM) will be provided for the planned site development. SWM must be provided in accordance with City code and Maryland SWM regulations established in the year 2000. The applicant must provide a SWM concept plan as per submission requirements established by DPW. The concept plan shall also include a summary of SWM for the subject site.

l. A construction staging plan will be submitted for DPW approval, with each use permit, to ensure the availability of adequate parking and safe pedestrian access, throughout all stages of construction.

12. Site development must comply with Art in Private Development requirements, which will be determined by the total number of residential living units and amount of retail floor space or office space constructed under the proposed site development.

13. After approval of requested amendment, total PDP Allowable Uses:

<u>Use</u>	<u>Prior</u>	<u>Proposed</u>
Theatre	67, 370 s.f.	67,370 s.f.
Retail	137,241 s.f.	94,000 s.f.
Residential	117 du	617 du
Office	1,263,321 s.f.	419,961 s.f.

OR

Alternative Allowable Uses, if Parcel 2-K Lot 2 is primarily Office:

<u>Use</u>	<u>Prior</u>	<u>Proposed</u>
Theatre	67, 370 s.f.	67,370 s.f.
Retail	137,241 s.f.	94,000 s.f.
Residential	117 du	367 du
Office	1,263,321 s.f.	619,961 s.f.

Comparison of Approved PDP to Original Application for Amendment, Public Hearing
Amendment and Option B:

Use/ Height	Approved PDP94-001	Application	Public Hearing	Option B
Office – Parcel 2-J (Lot 3)	362,875 sf	-	-	n/a
- Parcel 2-K (Lot 2)	480,375 sf	-	-	200,000 sf (alternate)
Retail – Parcel 2-J	36,750 sf	17,340 sf	23,000 sf	23,000 sf
- Parcel 2-K	32,025 sf	-	-	15,000 sf
Residential – Parcel 2-J	-	299 du	260 du	250 du
- Parcel 2-K	-	-	-	250 du
Parcel 2-J (Lot 3)				
Height – Maryland Ave	150.5	89.5	102	106
Height – Renaissance St	220.5	198.5	178.5	144
Height – Middle Lane	150.5	133.5	102	106
Height – E. Montgomery	220.5	63.5	102	106
Parcel 2-K (Lot 2)				
Height – Renaissance St	205.5	-	-	106
Height - Middle Lane	243.5	-	-	106
Height - Monroe St	243.5	-	-	175
Height – E. Montgomery	205.5	-	-	106

Heights shown are from E. Montgomery Avenue not 448' elevation

Option B Heights include additional 4 foot to allow for 14-foot penthouse level per Mayor and Council recommendation



MAYOR AND COUNCIL AGENDA

NO. 12

DEPT.: Community Planning and Development Services
STAFF CONTACT: Cas Chasten, Planner IIIDATE PREPARED: 2/22/05
FOR MEETING OF 2/28/05

SUBJECT: Discussion and Instructions to Staff for the request to allow development of the property located at 196 East Montgomery Avenue for residential and retail land use in lieu of the office and retail land uses approved under Preliminary Development Plan PDP1994-0001E.

Applicant: Rockville Renaissance West, LLC

RECOMMENDATION: : Instruct staff to prepare a resolution with the conditions contained in Attachment 2 (Circle Page 2).

DISCUSSION: During the November 1, 2004 public hearing, the Mayor and Council raised a number of issues and concerns with the development proposal which included, but were not limited to, the following:

- Vehicular parking calculations for the overall PDP project site area and those for the subject parcel.
- The percentage of retail space approved for the overall PDP site area and that proposed for the subject parcel.
- The proposed height and massing of the proposed buildings along Renaissance Street and East Montgomery Avenue.
- Proposed sidewalk widths were viewed to not be consistent with other projects previously approved for Proposed sidewalk the Town Center, etc.

The applicant submitted a revised plan on November 30, 2004 and follow-up information on December 6, 2004 to address concerns raised at the November 1, 2004 public hearing. These changes included:

1. Reducing the dwelling units from 285 to 260. The Mayor and Council did not express concerns on this issue.
2. Increasing retail space from 20,000 to 23,000 square feet. Individuals on the Mayor and Council indicated that this was an improvement but would like to explore opportunities to increase it.
3. Increasing the depth of retail on East Montgomery Avenue and Renaissance Street to 50 feet. Individuals on the Mayor and Council generally indicated support for the increase with some interest in increasing the total amount.
4. Reduced height along Renaissance Street from 170 to 151.5 feet (above the 448 foot level) with an increased setback. The Mayor and Council indicated concern about the height of the building, the

impact on nearby development, the relationship to proposed buildings on the east side of Renaissance Street, and the desire to have the mass moved more to the center of the block.

5. Reduced height along Middle Lane from 125 to 93.5 feet (above the 448 foot level). The Mayor and Council indicated general concerns about building height but did not specifically express concerns about this height.

6. Increase sidewalk widths on Maryland Avenue, E. Montgomery Avenue, and Renaissance Street from 15 to 20 feet wide by shifting the building five (5) feet to the east and removing parking spaces in the garage. The Mayor and Council expressed support for this change.

In addition, the Mayor and Council raised the following concerns at its December 6, 2004 meeting:

- Design and status of Renaissance Street.
- Compatibility of the subject proposal with that of the future development of the abutting Block 2/Parcel 2K site.
- Truck turning movements via the loading dock onto Middle Lane and Maryland Avenue.

The Mayor and Council voted to defer formal discussion and instruction on this matter, asking that it be scheduled for the December 13, 2004 meeting. The Mayor and Council requested that the applicant evaluate opportunities to address the noted concerns.

At its meeting on December 13, 2004, the Mayor and Council discussed the applicant's response to the issues previously raised, noting their continued concerns with the proposal as amended. Specifically, respective members of the Mayor and Council raised the following: a) The proposed building/s should be no taller than 100 to 120 feet in height; b) Subject proposal should include sufficient information and/or detail on how the abutting Block 2/Parcel 2K site is to be developed; c) The loss of parking spaces on the subject site, could adversely impact neighboring businesses during the construction phase of the proposed site development, and d) The project should not proceed until the proposed two (2) new parking garages are constructed in the Town Center.

Based on said concerns, the Mayor and Council voted to defer formal action on the preliminary development plan amendment, in order to allow the applicant additional time to continue to work with staff in addressing all such concerns.

Thus, included in this submission packet, is Attachment 2 (Circle Pages 2 thru 8), which reflects the applicant's attempts to address the most recent concerns raised by the Mayor and Council at its December 13, 2004 meeting.

Boards and Commissions Review: Planning Commission reviewed the request on October 27, 2004

Next Steps: Mayor and Council will direct staff to prepare a resolution for adoption, approving the application request, based on the revised development proposal, i.e., Attachment 2 (Circle Page 2), discussed and considered at its February 28, 2005 meeting

impact on nearby development, the relationship to proposed buildings on the east side of Renaissance Street, and the desire to have the mass moved more to the center of the block.

5. Reduced height along Middle Lane from 125 to 93.5 feet (above the 448 foot level). The Mayor and Council indicated general concerns about building height but did not specifically express concerns about this height.

6. Increase sidewalk widths on Maryland Avenue, E. Montgomery Avenue, and Renaissance Street from 15 to 20 feet wide by shifting the building five (5) feet to the east and removing parking spaces in the garage. The Mayor and Council expressed support for this change.

In addition, the Mayor and Council raised the following concerns at its December 6, 2004 meeting:

- Design and status of Renaissance Street.
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PREPARED BY:

Castor D. Chasten

Castor D. Chasten, Planner III

APPROVED BY:

Scott Parker

Scott Parker, AICP, Acting Chief of Planning

2/25/05
DATE

APPROVED BY:

Arthur D. Chambers

Arthur D. Chambers, AICP, Director

2/25/05
DATE

APPROVED BY:

Scott Ullery

Scott Ullery, City Manager

2/24/05
DATE

LIST OF ATTACHMENTS:

1. Previously Proposed Site Development Plan (Circle Page 1)
2. Applicant's Response to Staff Recommendation of Approval (Circle Page 2)
3. December 13, 2004 Agenda Sheet (Without Attachments) (Circle Page 9)
4. Proposed Site Development Plan (Circle Page 12)
5. Site Area Parking Availability During Construction (Circle Page 13)

February 1, 2005

ATTACHMENT 2

Preliminary Development Plan PDP1994-0001E
196 East Montgomery Avenue
Rockville, Maryland 20850

Rockville Renaissance West LLC
c/o Akridge Development Co.
601 13th Street, Northwest
Washington, D.C. 20005

Rockville Renaissance West and Tower 2 Associates, Inc.
c/o Blackacre Capital Partnership
299 Park Avenue, 23rd Floor
New York, New York, 10171

REQUEST:

The application as submitted, is an amendment to previously approved Preliminary Development Plan for the Rockville Center Project (PDP94-0001), as amended. The subject amendment, is a proposal to redevelop Parcel 2-J or Block 3, as referenced in the originally approved PDP94-0001, from its previously approved land use of "office and retail" to a mixed use development of primarily residential, with street level commercial, residential amenity facilities, and structured parking facilities. The subject request is submitted in accordance with requirements of Section 25-682 of the City's Zoning Ordinance.

In response to the Mayor and Council's request to include an amendment to Parcel 2-K or Block 2, as referenced in the originally approved PDP94-0001, as to maximum heights and density, the staff, after discussions between staff and the applicant, is submitting the following recommendation for an amendment to Parcel 2-K or Block 2 of PDP94-001 from its previously approved land use of "office and retail" to an alternative approved land use of either "residential and retail" or "office and retail" with a reduction in both height and density on Parcel 2-K as detailed below.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions:

1. Parcel 2-J (Lot 3 Maryland Avenue side)

Allowable Building Height

- a). Renaissance Street - building height of 144 feet.
- b). Middle Lane -building height of 106 feet.
- c). East Montgomery Avenue- building height of 106 feet.
- d). Maryland Avenue - building height of 106 feet.

(These heights are measured from East Montgomery Avenue, not the 448' elevation,

and include an additional 4 feet over the applicant's last submission to allow for higher ceiling heights in the penthouse units as directed by the Mayor and Council at D&I)

Parcel 2-J (Lot 3) Allowable Uses - Residential
Allowable Number of Living Units - 250 Units
Street Level Retail/Restaurant/Commercial 23,000 sf

2. The PDP will also be amended as to Parcel 2-K (Lot 2 Monroe Street side) as follows:

Note: Lot size for Parcel 2-K (Lot 2) is 57,631 sf compared to 78,933 sf for Parcel 2-J (Lot 3).

Allowable Building Height

- a). Renaissance Street - building height of 106 feet.
- b). Middle Lane - building height of 106 feet.
- c). East Montgomery Avenue - building height of 106 feet.
- d). Monroe Street - building height of 175 feet.

Parcel 2-K (Lot 2) Allowable Uses (in the alternative, either primary use is allowable):

Allowable Number of Living Units - 250 Units
Street Level Retail/restaurant/Commercial 15,000 sf
OR
Allowable square feet of Office – 200,000
Street level Retail/Restaurant/Commercial 15,000 sf

3. The PDP shall contain a note that a Hotel is an allowable use in combination with the other allowable uses on any of the PDP lots and the Planning Commission may exceed the height limit set forth in the PDP to accommodate the co-location of a hotel with other allowable uses on such lot. The PDP retains additional traffic capacity over and above the other allowable uses of: 100 am peak hour trips and 100 pm peak hour trips for a Hotel within the PDP.

The PDP shall contain a note that living units can be shifted between Parcel 2-J and Parcel 2-K so long as the total number of allowable units under the PDP for Parcel 2-J and Parcel 2-K is not exceeded and such shifted units can be constructed within the maximum heights.

4. Penthouses (top level residential units) must be setback five (5) feet from the building facade of the level below.

5. The minimum amount of retail space created must be no less than set forth above and efforts should be made to increase the amount of street level retail/restaurant/commercial floor space on all sides of each building where possible.

6. At the use permit stage, building elevation drawings will be sent to the Mayor and Council for information.

7. The ground level corner floor space on Parcel 2-J and Parcel 2-K shall include retail space.

8. At use permit stage on either lot, Applicant shall provide a parking plan that clearly denotes: a) the total number of PDP spaces being displaced by the planned site development; b) total number of permanent replacement PDP spaces being provided; and c) the location and operation of those spaces which will be provided during the construction of the planned site development. Applicant will work with other business owners within the PDP to minimize impacts of the relocation and change in operation of PDP parking during project construction.

During development on either lot, Applicant to provide or fund a Parking Coordinator (annualized contribution of \$25,000 provided monthly for the applicable period) to coordinate parking relocation, signage, education, marketing, and PDP tenant and PDP patron relations during construction, commencing one month before the start of construction and ending one month after the newly constructed replacement PDP parking is open to the public. The City and Applicant shall work together to get the replacement PDP structured parking facility open to the public as early as possible, even while construction is continuing on the building structure above the parking facility.

9. Proposed sidewalks will be constructed in accordance with plans submitted to the Mayor and Council on December 6, 2004. Parcel 2-K (Lot 2) will provide sidewalk widths of 20 feet on East Montgomery, 20 feet on Monroe Street, 15 feet along Renaissance Street with an 8 foot parallel parking lane that can be barricaded when desired to expand the pedestrian passage/amenity space at different times similar to Town Square, and 15 feet on Middle Lane.

11. At the projects use permit stage, the Department of Public Works (DPW) requires the following information be provided and/or action taken.

- a. Provide cross section/s for all sidewalks that will be located along all site street frontages.
- b. Applicant shall provide for a minimum of 8 feet of clear pedestrian zone along all site frontages
- c. Public Utility Easements must be provided on East Middle Lane of seven (feet) and within the existing recorded Easements above the underground parking structures on Maryland Avenue and Monroe Street.
- d. Renaissance Street must be designed to accommodate through vehicular traffic, in the event East Montgomery Avenue is closed for special events. Removable bollards could be used to restrict and control vehicle movements between the proposed garage access point.

- e. Applicant and/or its assigns will enter into a Town Center Maintenance District, when established by the City of Rockville.
- f. Prior to the issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$135,000 towards transportation improvements in the Town Center Planning Area.
- g. Prior to issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$94,249 toward pedestrian and bike improvements being constructed at the intersection of Md. Route 28/Great Falls Road.
- h. Prior to the issuance of building permits on Parcel 2-J Lot 3 Applicant shall contribute \$80,000 towards traffic calming in the surrounding neighborhoods.
- i. Denote at Use Permit how the east parking lot (i.e., Parcel 2-K Lot 2) will be accessed during construction of the subject site and after development is completed.
- j. Prior to the issuance of building permits on Parcel 2-K Lot 2 Applicant shall contribute \$110,685 towards transportation improvements in the Town Center Planning Area if primary use is residential. (This change in use results in a 70% reduction in trips for amending from 480,375 sf of office to 250 living units).

OR

Prior to the issuance of building permits on Parcel 2-K Lot 2 for a primarily office development, Applicant shall contribute \$270,040 towards transportation improvements in the Town Center Planning Area (reflects the reduction in trips for the 59% reduction in density from 480,375 sf of office to 200,000 sf of office).

- 12. Site development must comply with Art in Private Development requirements, which will be determined by the total number of residential living units and amount of retail floor space or office space constructed under the proposed site development.
- 13. After approval of requested amendment, total PDP Allowable Uses:

Use	Prior	Proposed
Theatre	67,370 sf	67,370 sf
Retail	137,241 sf	94,000 sf
Residential	117 du	617 du
Office	1,263,321 sf	419,961 sf

OR

Alternative Allowable Uses, if Parcel 2-K Lot 2 is primarily Office:

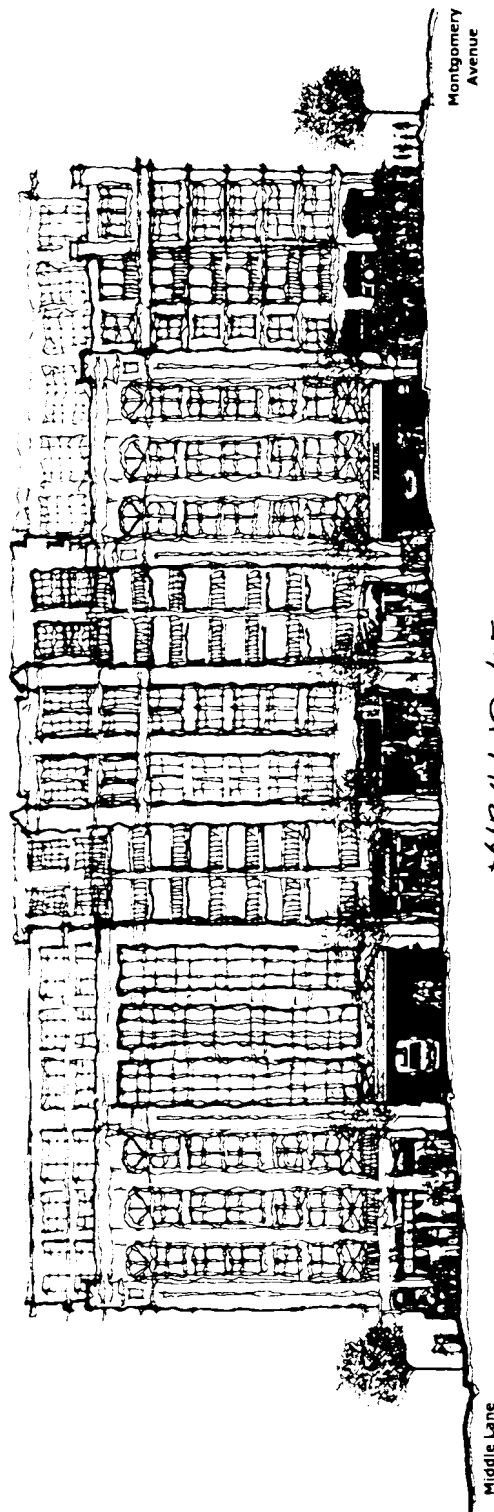
<u>Use</u>	<u>Prior</u>	<u>Proposed</u>
Theatre	67, 370 sf	67,370 sf
Retail	137,241 sf	94,000 sf
Residential	117 du	367 du
Office	1,263,321 sf	619,961 sf

Comparison of Approved PDP to Original Application for Amendment, Public Hearing
Amendment and Option B:

Use/ Height	Approved PDP94-001	Application	Public Hearing	Option B
Office – Parcel 2-J (Lot 3)	362,875 sf	-	-	n/a
- Parcel 2-K (Lot 2)	480,375 sf	-	-	200,000 sf (alternate)
Retail – Parcel 2-J	36,750 sf	17,340 sf	23,000 sf	23,000 sf
- Parcel 2-K	32,025 sf	-	-	15,000 sf
Residential – Parcel 2-J	-	299 du	260 du	250 du
- Parcel 2-K	-	-	-	250 du
Parcel 2-J (Lot 3)				
Height – Maryland Ave	150.5	89.5	102	106
Height – Renaissance St	220.5	198.5	178.5	144
Height – Middle Lane	150.5	133.5	102	106
Height – E. Montgomery	220.5	63.5	102	106
Parcel 2-K (Lot 2)				
Height – Renaissance St	205.5	-	-	106
Height – Middle Lane	243.5	-	-	106
Height – Monroe St	243.5	-	-	175
Height – E. Montgomery	205.5	-	-	106

Heights shown are from E. Montgomery Avenue not 448' elevation

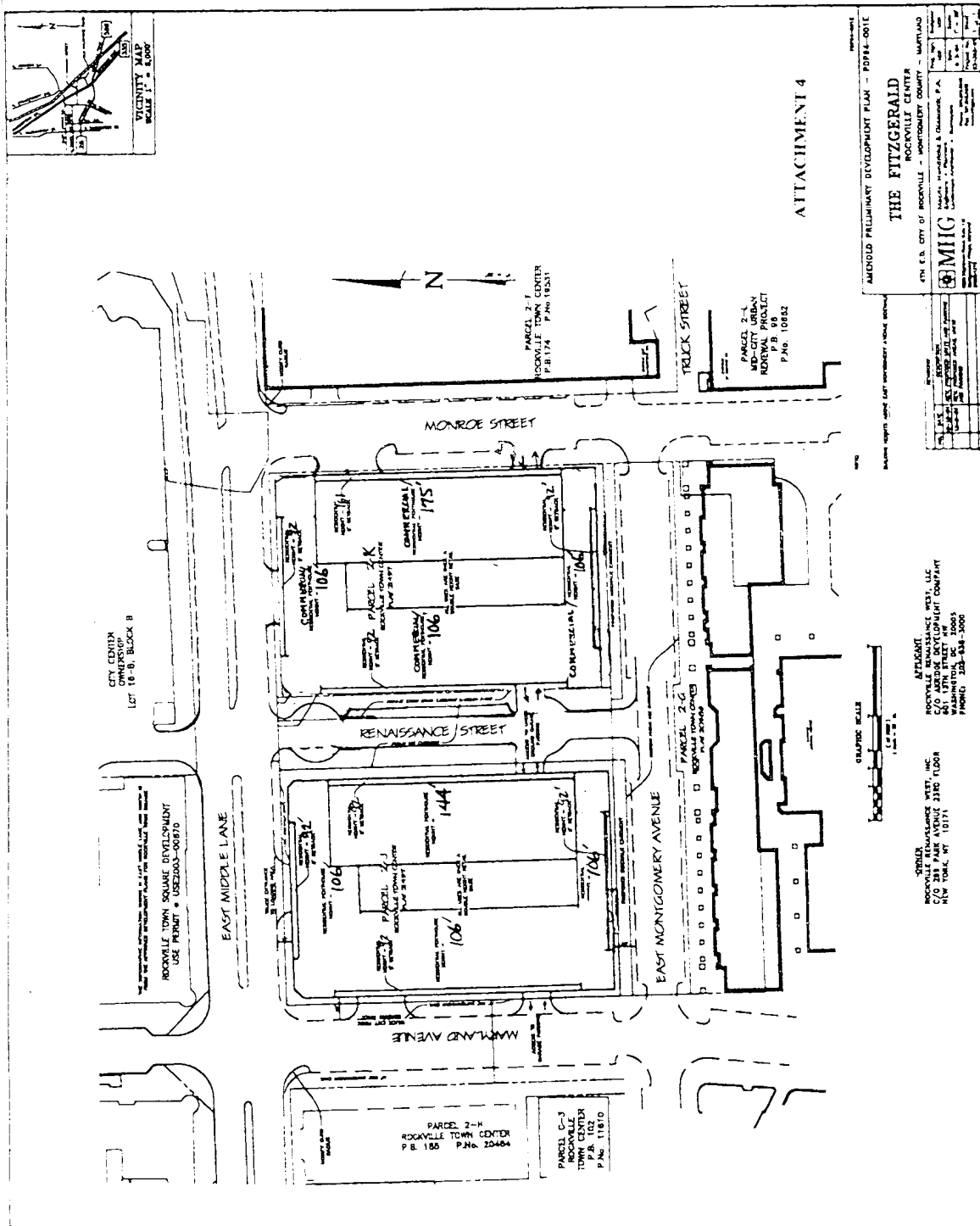
Option B Heights include additional 4 foot to allow for 14 foot penthouse level per Mayor and Council recommendation



MARYLAND AVE.

SCALE 1/16" = 1'-0"

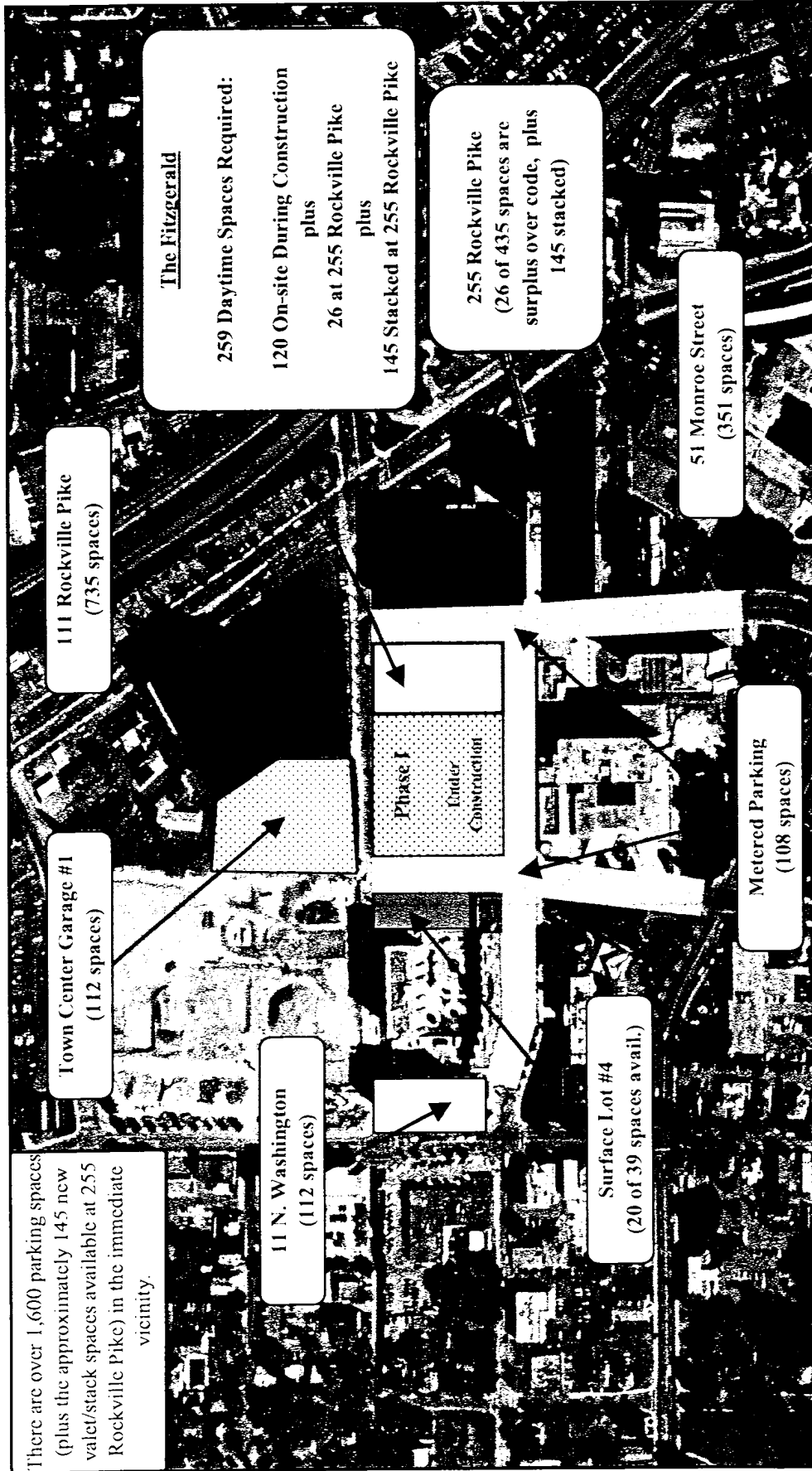
1/23/85



Rockville Town Center

Daytime Parking - 259 Spaces Required

During Construction of the Fitzgerald

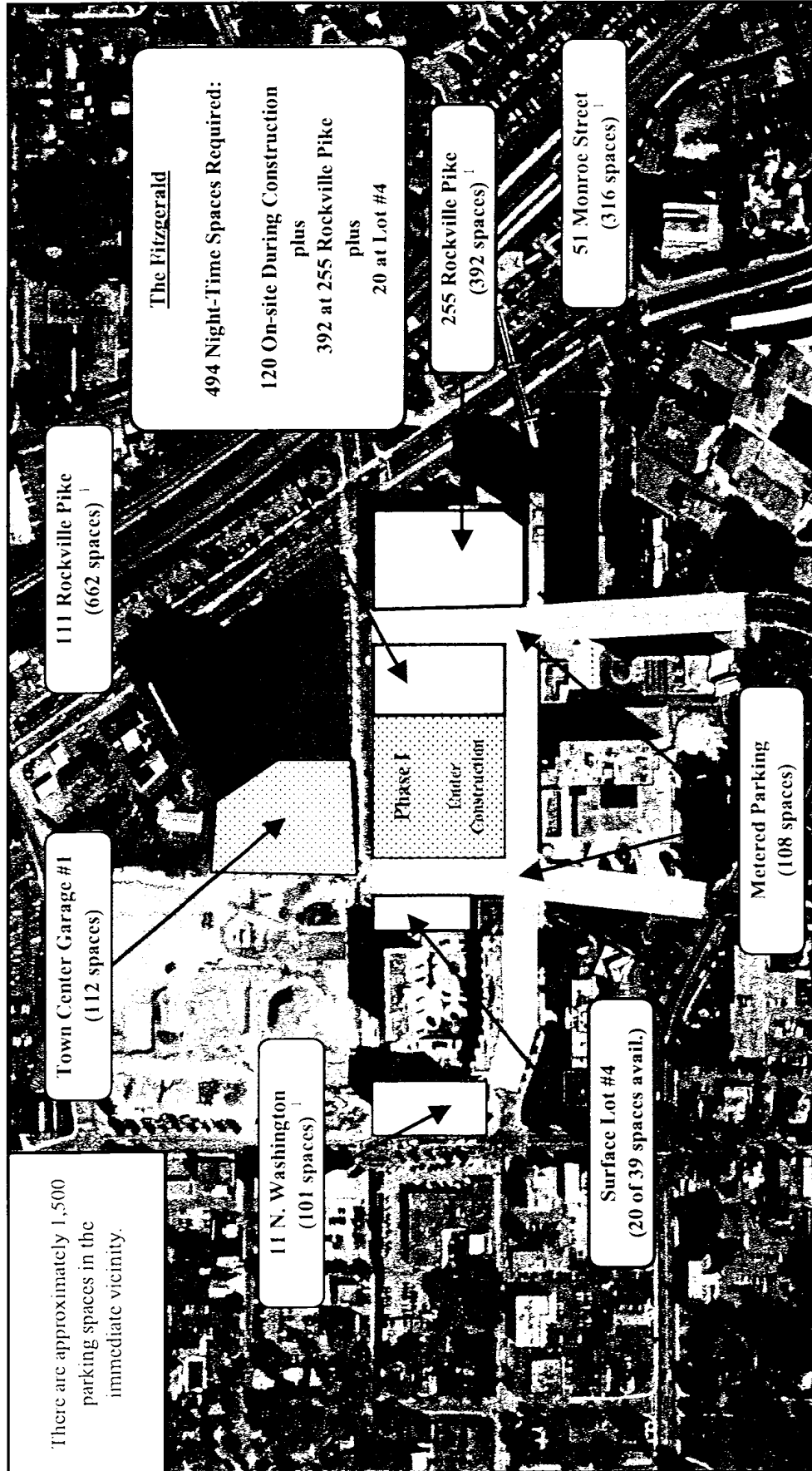


During development on either Phase, Applicant shall provide or fund a Parking Coordinator (annualized contribution of \$25,000 provided monthly for the applicable period) to coordinate parking relocation, signage, education, marketing, and PDP tenant and PDP patron relations during construction, commencing one month before the start of construction and ending one month after the newly constructed replacement PDP parking is open to the public. The Parking Coordinator will work with REDI on all the above activities.

Rockville Town Center

Night-time Parking - 494 Spaces Required

During Construction of the Fitzgerald



¹ Based on 90% of total parking spaces

During development on either Phase, Applicant shall provide or fund a Parking Coordinator (annualized contribution of \$25,000 provided monthly for the applicable period) to coordinate parking relocation, signage, education, marketing, and PDP tenant and PDP patron relations during construction, commencing one month before the start of construction and ending one month after the newly constructed replacement PDP parking is open to the public. The Parking Coordinator will work with REIDI on all the above activities.